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KING COUNTY, WA

295/085

VOL/PG

SAPPHIRE ON TALBOT

A PORTION OF NW 1/4 SE 1/4 SECTION 31, TOWNSHIP, 23 N., RANGE, 05 E., W.M.
CITY OF RENTON, KING COUNTY, WASHINGTON

DEDICATION

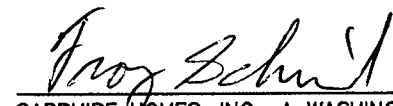
KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF RENTON, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF RENTON.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF RENTON, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF RENTON, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF RENTON, ITS SUCCESSORS OR ASSIGNS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

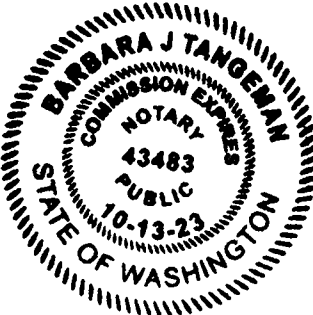
IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.


SAPPHIRE HOMES, INC., A WASHINGTON CORPORATION
BY: Troy Schmeil, Secretary

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Troy Schmeil SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Secretary OF SAPPHIRE HOMES, INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED 5.25.2021
SIGNATURE OF Barbara J. Tangeman
NOTARY PUBLIC
PRINTED NAME Barbara J. Tangeman
TITLE Notary
MY APPOINTMENT EXPIRES 10.13.2023

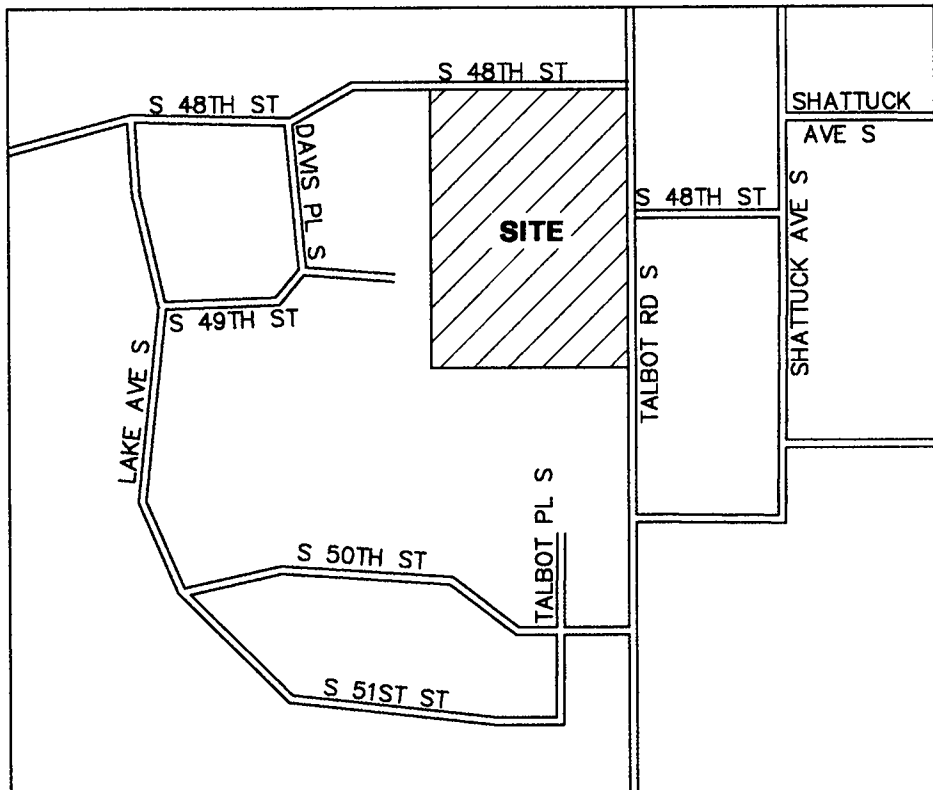
HOMEOWNERS ASSOCIATION COVENANT

THE SAPPHIRE ON TALBOT HOMEOWNERS ASSOCIATION WAS FILED WITH THE WASHINGTON SECRETARY OF STATE ON MARCH 30, 2021.

MEMBERSHIP IN THE SAPPHIRE ON TALBOT HOMEOWNERS ASSOCIATION AND PAYMENT OF DUES OR OTHER ASSESSMENTS FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP, AND SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT.

ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED UNDER KING COUNTY RECORDING NUMBER 20210624000990. ESTABLISHING AMONG OTHER THINGS, THE SAPPHIRE ON TALBOT HOMEOWNERS ASSOCIATION (HOA). SHOULD THE HOA BECOME INACTIVE OR DISSOLVE, THE OWNERS OF EACH LOT SHALL BE EQUALLY RESPONSIBLE FOR ITS PROPORTIONATE SHARE OF THE MAINTENANCE AND EXPENSE PERTAINING TO COMMON FACILITIES, INCLUDING BUT NOT LIMITED TO STORM DRAINAGE TRACTS, SENSITIVE AREA TRACTS, RECREATION TRACTS AND STREET LIGHTING EXPENSES (OWED TO PUGET SOUND ENERGY AND ITS SUCCESSORS) AND MAINTENANCE, PRIVATE ROAD AND ROADWAYS WITHIN THE RIGHT OF WAY.

THE COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HOA, THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACTS OR LOTS.



VICINITY MAP
NOT TO SCALE

CITY OF RENTON FILE NOS. LUA 20-000157/LND 10-0534

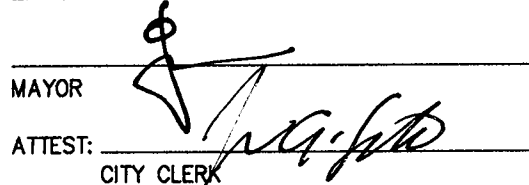
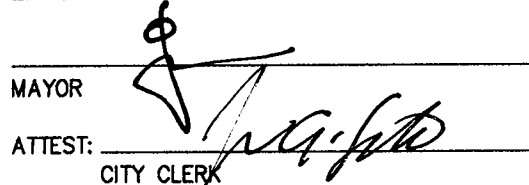
APPROVALS

CITY OF RENTON APPROVALS

CITY OF RENTON PUBLIC WORKS DEPARTMENT
EXAMINED AND APPROVED THIS 2 DAY OF JUNE, 20 21


ADMINISTRATOR

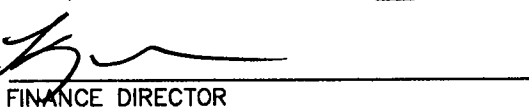
CITY OF RENTON MAYOR
EXAMINED AND APPROVED THIS 3 DAY OF JUNE, 20 21

MAYOR 
ATTEST: 
CITY CLERK



CITY OF RENTON FINANCE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THE CITY TREASURER FOR COLLECTION ON ANY PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER USES, ARE PAID IN FULL THIS 22 DAY OF MAY, 20 21.


FINANCE DIRECTOR

KING COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 18th DAY OF JUNE, 20 21

John Wilson
KING COUNTY ASSESSOR
G. Carter
DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER: 312305-9022

KING COUNTY FINANCE DIVISION CERTIFICATE

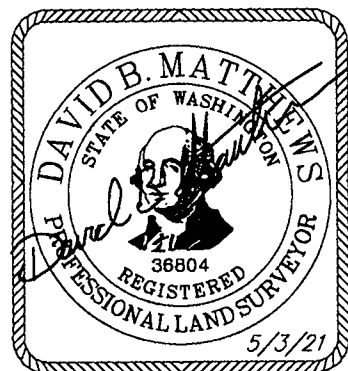
I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL THIS 18th DAY OF JUNE, 20 21.

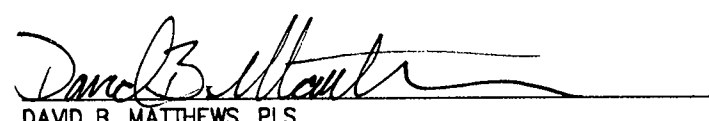
Dan Bazile
MANAGER, FINANCE DIVISION
Cheryl Hult
DEPUTY



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF SAPPHIRE ON TALBOT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 31, TOWNSHIP 23 NORTH, RANGE 05 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY ON THE GROUND; THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING PROVISIONS OF THE STATE AND LOCAL REGULATIONS GOVERNING PLATTING.

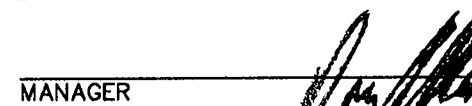



DAVID B. MATTHEWS, PLS
CERTIFICATE NO. LS 36804
ENCOMPASS ENGINEERING & SURVEYING
165 N.E. JUNIPER STREET, SUITE 201
ISSAQUAH, WASHINGTON 98027
PHONE: 425-392-2050

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF ENCOMPASS ENGINEERING & SURVEYING THIS 24TH DAY OF JUNE, 20 21, AT 20 MINUTES PAST 11:00 A.M. AND RECORDED IN VOLUME 295 OF PLATS, PAGE(S) 085-088; AFN _____

DIVISION OF RECORDS AND ELECTIONS

MANAGER  SUPERINTENDENT OF RECORDS _____

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433

JOB NO. 18615 DATE: 5/3/21 SHEET 1 OF 4

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SAPPHIRE ON TALBOT

A PORTION OF NW 1/4 SE 1/4 SECTION 31, TOWNSHIP, 23 N., RANGE, 05 E., W.M.
CITY OF RENTON, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

LOT 1, CITY OF RENTON SHORT PLAT NO. 399--79, RECORDED UNDER KING COUNTY RECORDING NUMBER 8005139001, RECORDS OF KING COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SUBJECT TO

(PER CHICAGO TITLE COMMITMENT NO. 0132351--ETU--THIRD, DATED JUNE 6, 2020)

- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUGET SOUND POWER & LIGHT COMPANY
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE(S)
RECORDING NO.: 7609240628
(SHOWN HEREON)
- DECLARATION OF RESTRICTIVE COVENANTS AND THE TERMS AND CONDITIONS THEREOF:
RECORDING NO.: 8005130339
- ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, BUT OMITTING RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, CREED OR NATIONAL ORIGIN, DISCLOSED BY THE SHORT PLAT RECORDED UNDER RECORDING NO. 8005139001.
- LATECOMERS AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING NO.: 9505080322
ASSIGNMENT AND CORRECTION OF LATECOMERS AGREEMENT RECORDED UNDER RECORDING NO. 9710140140.
- TERMS, COVENANTS, CONDITIONS PROVISIONS CONTAINED IN AN EASEMENT SERVING SAID PREMISES, AS CONTAINED IN INSTRUMENT:
RECORDING NO. 20160113000151
REGARDING: SEWER LINES WITH APPURTENANCES
(NOT ABLE TO PLOT LOCATION FROM DESCRIPTION IN DOCUMENT)
- NOTICE OF ON-SITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS AND THE TERMS AND CONDITIONS THEREOF:
RECORDING NO.: 20170721000966
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND ENERGY, INC. A WASHINGTON CORPORATION
PURPOSE: TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, IMPROVE, REMOVE, UPGRADE AND EXTEND ONE OR MORE UTILITY SYSTEMS FOR PURPOSES OF TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY
RECORDING NO.: 20191115000203
(SHOWN HEREON)

GENERAL NOTES

- EACH PROPERTY OWNER OF LOTS 1 THROUGH 20 SHALL BE RESPONSIBLE FOR KEEPING THE SIDEWALK ABUTTING THE SUBJECT PROPERTY CLEAN AND LITTER FREE. EACH SUCH PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF VEGETATION WITHIN THE ABUTTING LANDSCAPE STRIP, EXCLUDING THE STREET TREES WHICH ARE OWNED BY THE CITY OF RENTON. THE MAINTENANCE SHALL RUN WITH THE LAND AND BE BINDING ON ALL PROPERTY OWNERS WITHIN THIS PLAT, INCLUDING THEIR HEIRS, SUCCESSORS AND ASSIGNS. UNDER NO CIRCUMSTANCES SHALL THE CITY BEAR ANY MAINTENANCE RESPONSIBILITY FOR LANDSCAPE STRIPS CREATED BY THIS PLAT.
- ALL BUILDING DOWNSPOUTS, FOOTING DRAINS AND DRAINS FROM ALL IMPERVIOUS SURFACE SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTED DRAWINGS ON FILE WITH THE CITY OF RENTON (PLAN NO. 4072) OR ADDRESSED IN THE SINGLE FAMILY RESIDENTIAL BUILDING PERMIT DRAINAGE REVIEW ON FILE WITH THE CITY OF RENTON. ALL CONNECTIONS TO THE DOWNSTREAM DRAINAGE SYSTEM SHALL BE IN COMPLIANCE WITH CITY OF RENTON STANDARDS. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL. FOR THOSE LOTS THAT ARE DESIGNATED FOR INDIVIDUAL BMP SYSTEMS, THE SYSTEMS SHALL BE CONSTRUCTED AT THE TIME OF THE BUILDING PERMIT AND SHALL COMPLY WITH SAID PLANS. ALL INDIVIDUAL STUB-OUTS AND INFILTRATION SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNERS FOR SAID BUILDING.
- SINGLE FAMILY RESIDENCES AND OTHER IMPROVEMENTS CONSTRUCTED ON THE LOTS CREATED BY THIS SUBDIVISION MUST IMPLEMENT THE ON-SITE BEST MANAGEMENT PRACTICES (BMPS) MATCHING OR EQUIVALENT TO THE APPROVED TECHNICAL INFORMATION REPORT AND CIVIL CONSTRUCTION PLANS ON FILE WITH THE CITY OF RENTON (PLAN NO. 4072) AND REQUIREMENTS OF THE CITY OF RENTON SURFACE WATER DESIGN MANUAL, AS WELL AS ANY DECLARATION OF COVENANTS AND GRANTS OF EASEMENT RECORDED HERON OR AT THE TIME OF BUILDING PERMIT ISSUANCE. COMPLIANCE WITH THESE REQUIREMENTS WILL BE ADDRESSED IN THE DRAINAGE PLAN SUBMITTED FOR RESIDENTIAL BUILDING PERMIT DRAINAGE REVIEW WHEN APPLICATION IS MADE FOR SINGLE FAMILY RESIDENTIAL BUILDING PERMIT FOR EACH LOT.

TRACT NOTES

A "TRACT" IS LAND RESERVED FOR SPECIFIED USES, INCLUDING, BUT NOT LIMITED TO RESERVE TRACTS, RECREATION, OPEN SPACE, CRITICAL AREAS, SURFACE WATER RETENTION, UTILITY FACILITIES AND ACCESS. TRACTS ARE NOT CONSIDERED BUILDING SITES FOR THE PURPOSES OF RESIDENTIAL DWELLING.

TRACT 'A'

TRACT 'A' IS A PRIVATE OPEN SPACE/TREE RETENTION/STORMWATER TRACT; UPON RECORDING OF THIS PLAT, TRACT 'A' IS HEREBY GRANTED AND CONVEYED TO THE SAPPHIRE ON TALBOT HOMEOWNER'S ASSOCIATION (HOA).

AN EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF RENTON OVER, UNDER AND ACROSS TRACT 'A' FOR THE PURPOSE OF CONVEYING, MANAGING AND FACILITATING SANITARY SEWER PURPOSES PER THE ENGINEERING PLANS ON FILE WITH THE CITY OF RENTON. THE CITY OF RENTON HAS THE RIGHT TO ENTER SAID EASEMENT FOR THE PURPOSE OF INSPECTING, OPERATING, MAINTAINING, IMPROVING AND REPAIRING IT'S FACILITIES CONTAINED THEREIN. TRACT 'A' IS SUBJECT TO THE PUBLIC SANITARY SEWER EASEMENT PROVISION.

AN EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF RENTON OVER, UNDER AND ACROSS TRACT 'A' FOR THE PURPOSE OF CONVEYING, STORING, MANAGING AND FACILITATING STORM AND SURFACE WATER PURPOSES PER THE ENGINEERING PLANS ON FILE WITH THE CITY OF RENTON. THE CITY OF RENTON HAS THE RIGHT TO ENTER SAID EASEMENT FOR THE PURPOSE OF INSPECTING, OPERATING, MAINTAINING, IMPROVING AND REPAIRING IT'S FACILITIES CONTAINED THEREIN. TRACT 'A' IS SUBJECT TO THE PUBLIC UTILITY EASEMENT PROVISION.

ONLY THE FLOW CONTROL, WATER QUALITY TREATMENT, AND CONVEYANCE FACILITIES WILL BE CONSIDERED FOR FORMAL ACCEPTANCE AND MAINTENANCE BY THE CITY. MAINTENANCE OF ALL OTHER IMPROVEMENTS AND LANDSCAPING ON SAID TRACT 'A' SHALL BE THE RESPONSIBILITY OF THE HOA. IN THE EVENT THE HOA IS DISSOLVED OR OTHERWISE FAILS TO MEET ITS PROPERTY TAX OBLIGATIONS, AS EVIDENCED BY NON-PAYMENT OF PROPERTY TAXES FOR A PERIOD OF EIGHTEEN (18) MONTHS, THEN EACH LOT IN THIS PLAT SHALL ASSUME AND HAVE EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT 'A' PREVIOUSLY OWNED BY THE HOA AND HAVE THE ATTENDANT FINANCIAL AND MAINTENANCE RESPONSIBILITIES.

TRACT 'B'

TRACT 'B' IS A PRIVATE ALLEY TRACT AND IS HEREBY GRANTED AND CONVEYED TO THE SAPPHIRE ON TALBOT HOMEOWNER'S ASSOCIATION (HOA) UPON THE RECORDING OF THIS PLAT. THE HOA SHALL MAINTAIN ALL PRIVATE UTILITIES, INCLUDING STORM DRAINAGE FACILITIES AND ALLEY PAVING WITHIN SAID TRACT - SEE EASEMENT PROVISIONS NOTE NO. 4. THE CITY OF RENTON SHALL MAINTAIN ALL PUBLIC WATER AND SEWER FACILITIES WITHIN SAID TRACT - SEE EASEMENT PROVISIONS NOTES NOS. 2, 5 & 6.

TRACT 'C'

TRACT 'C' IS A PRIVATE ALLEY TRACT AND IS HEREBY GRANTED AND CONVEYED TO THE SAPPHIRE ON TALBOT HOMEOWNER'S ASSOCIATION (HOA) UPON THE RECORDING OF THIS PLAT. THE HOA SHALL MAINTAIN ALL PRIVATE UTILITIES, INCLUDING STORM DRAINAGE FACILITIES AND ALLEY PAVING WITHIN SAID TRACT - SEE EASEMENT PROVISIONS NOTE NO. 4. THE CITY OF RENTON SHALL MAINTAIN ALL PUBLIC WATER AND SEWER FACILITIES WITHIN SAID TRACT - SEE EASEMENT PROVISIONS NOTES NOS. 2, 5 & 6.

PRIVATE UTILITY MAINTENANCE NOTE

EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SANITARY SEWER OR STORM WATER STUB FROM THE POINT OF USE ON HIS/HER/ITS OWN PROPERTY TO THE POINT OF CONNECTION IN THE CITY'S AND/OR DISTRICT'S SANITARY SEWER MAIN OR STORM MAIN. ANY PORTION OF A SANITARY SEWER OR SURFACE WATER STUB WHICH JOINTLY SERVICES MORE THAN ONE PROPERTY SHALL BE JOINTLY MAINTAINED AND REPAIRED BY THE PROPERTY OWNERS SHARING THE STUB. THE JOINT USE AND MAINTENANCE SHALL RUN WITH THE LAND AND BE BINDING ON SAID PROPERTY OWNERS, INCLUDING THEIR HEIRS, SUCCESSORS AND ASSIGNS.

EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF RENTON, CENTURY LINK, COMCAST CABLE SERVICES, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS AS GRAPHICALLY DEPICTED ON SHEET 3, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPES, CONDUITS, CABLES, WIRES, WATER METERS, FIRE HYDRANTS, WATER SYSTEM APPURTENANCES, SANITARY SEWER STRUCTURES AND PUBLIC STORM DRAINAGE STRUCTURES WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH TELEPHONE, GAS AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED.

THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT OR TRACT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

2. ALL PUBLIC WATER AND SANITARY SEWER EASEMENTS WITHIN THIS PLAT ARE HEREBY CONVEYED TO THE CITY OF RENTON TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE WATER AND SANITARY SEWER SYSTEMS FOR THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED.

3. THE 10-FOOT WIDE PRIVATE STORM DRAINAGE EASEMENT SHOWN OVER AND ACROSS LOT 10 IS ESTABLISHED FOR THE BENEFIT OF THE OWNERS OF LOT 11 AND 12 FOR THE PURPOSE TO OPERATE AND MAINTAIN PRIVATE STORM DRAINAGE CONVEYANCE TO A PUBLIC OR PRIVATE STORM DRAINAGE SYSTEM OR FACILITY. THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT THAT THE OWNER OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE FOR THE PART OF THE STORM DRAINAGE SYSTEM ABOVE THEIR CONNECTION; AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE STORM DRAINAGE SYSTEM, THE PROPERTY OWNER(S) (TO WHOM THE EASEMENT BENEFITS) SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE. THE EASEMENT HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

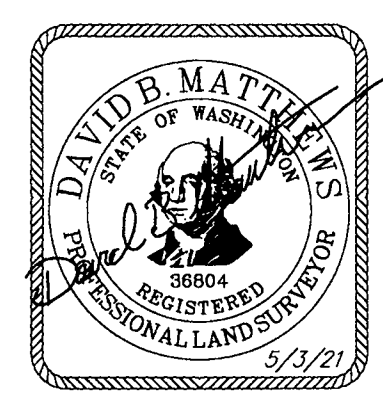
4. PRIVATE ALLEY TRACTS B AND C ARE BOTH SUBJECT TO PUBLIC WATER AND SEWER EASEMENTS (SEE EASEMENT PROVISIONS NOTE NO. 2) AND PRIVATE ACCESS AND UTILITY EASEMENTS. LOTS 1 THROUGH 12 AND LOT 20 SHALL HAVE ACCESS RIGHTS ACROSS TRACT B AND TRACT C. PARKING ON ANY PAVEMENT WITHIN THE EASEMENT IS PROHIBITED.

5. AN EASEMENT IS HEREBY GRANTED TO RENTON REGIONAL FIRE AUTHORITY, OVER AND ACROSS TRACT B AND C FOR THE PURPOSES OF EMERGENCY ACCESS.

6. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF RENTON, A MUNICIPAL CORPORATION, OVER UNDER AND ACROSS TRACT B AND C FOR THE PURPOSES OF UTILITY AND EMERGENCY ACCESS.

7. ALL EASEMENTS WITHIN THIS PLAT, NOT SHOWN AS "PRIVATE", OR OTHERWISE NOTED, ARE HEREBY GRANTED TO THE CITY OF RENTON, A MUNICIPAL CORPORATION, FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSTALLING, REPAIRING, REPLACING, ENLARGING, OPERATING AND MAINTAINING UTILITIES AND UTILITY PIPELINES, INCLUDING, BUT NOT LIMITED TO, WATER, SANITARY SEWER, AND STORM DRAINAGE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW AND WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR. FOLLOWING THE INITIAL CONSTRUCTION OF ITS FACILITIES, THE CITY MAY FROM TIME TO TIME CONSTRUCT SUCH ADDITIONAL FACILITIES AS IT MAY REQUIRE. THIS EASEMENT IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

- THE CITY OF RENTON, UPON COMPLETION OF ANY WORK WITHIN THE PROPERTY COVERED BY THE EASEMENT, SHALL RESTORE THE SURFACE OF THE EASEMENT, AND ANY PRIVATE IMPROVEMENTS DISTURBED OR DESTROYED DURING EXECUTION OF THE WORK, AS NEARLY AS PRACTICABLE TO THE CONDITION THEY WERE IN IMMEDIATELY BEFORE COMMENCEMENT OF THE WORK OR ENTRY BY THE CITY.
- THE PROPERTY OWNER(S) SHALL RETAIN THE RIGHT TO USE THE SURFACE OF THE EASEMENT AS LONG AS SUCH USE DOES NOT INTERFERE WITH THE EASEMENT RIGHTS GRANTED TO THE CITY. THE PROPERTY OWNER(S) SHALL NOT, HOWEVER, HAVE THE RIGHT TO:
 - ERECT OR MAINTAIN BUILDINGS, STRUCTURES, OBSTRUCTIONS OR PLACE FILL (INCLUDING BUT NOT LIMITED TO FENCES, DECKS, PATIOS, OUTBUILDINGS, RETAINING WALLS AND OVERHANGS); OR
 - PLANT TREES, SHRUBS OR VEGETATION HAVING DEEP ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH THE DRAINAGE FACILITIES TO BE PLACED WITHIN THE EASEMENT; OR
 - DEVELOP, LANDSCAPE, OR BEAUTIFY THE EASEMENT AREA IN ANY WAY WHICH WOULD UNREASONABLY INCREASE THE COSTS TO THE CITY OF RENTON FOR RESTORING THE EASEMENT AREA AND ANY PRIVATE IMPROVEMENTS THEREIN; OR
 - DIG, TUNNEL OR PERFORM OTHER FORMS OF CONSTRUCTION ACTIVITIES ON THE PROPERTY WHICH WOULD DISTURB THE COMPACTION OR UNEARTH THE CITY OF RENTON'S FACILITIES ON THE RIGHT-OF-WAY, OR ENDANGER THE LATERAL SUPPORT FACILITIES; OR
 - BLAST WITHIN FIFTEEN (15) FEET OF THE EASEMENT; OR
 - ERECT FENCES IN SUCH A WAY AS TO PREVENT ACCESS BY THE CITY OF RENTON'S VEHICLES TO THE CITY OF RENTON'S FACILITIES. ANY FENCE CONSTRUCTION MUST PROVIDE FOR AN OPENING (GATED, REMOVABLE SECTIONS, BARRIERS, ETC.) OF AT LEAST TEN (10) FEET IN WIDTH; OR
 - ERECT ANY OBJECTS WITHIN FIFTEEN (15) FEET ABOVE THE GROUND SURFACE WITHIN THE EASEMENT.
 - GRADING AND/OR CONSTRUCTION WITHIN ANY PUBLIC EASEMENT SHALL NOT BE ALLOWED UNLESS PRIOR REVIEWED AND APPROVED BY THE CITY OF RENTON.



Encompass
ENGINEERING & SURVEYING

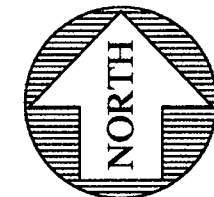
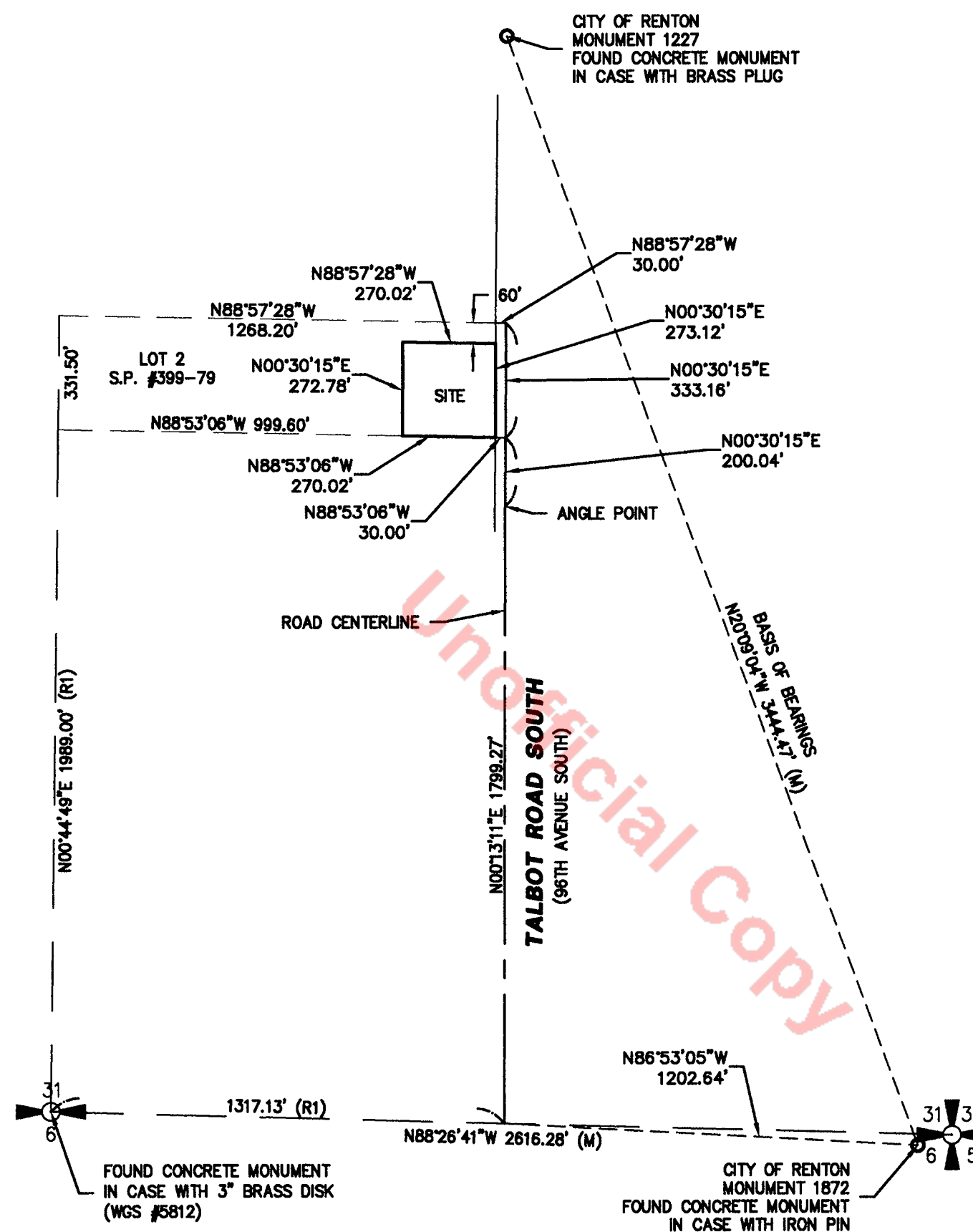
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Eastern Washington Division
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295/087

VOL/Pg

SAPPHIRE ON TALBOT

A PORTION OF NW 1/4 SE 1/4 SECTION 31, TOWNSHIP, 23 N., RANGE, 05 E., W.M.
CITY OF RENTON, KING COUNTY, WASHINGTON



0 100 200 400

SCALE 1" = 400'

LEGEND

(M) MEASURED

(R1) REFERENCE RECORD OF SURVEY,
REC. NO. 8005139001

HORIZONTAL DATUM

WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH
ZONE (NAD 83/91) PER CITY OF RENTON CONTROL
NETWORK

BASIS OF BEARINGS

N20°09'04"W BETWEEN CITY OF RENTON CONTROL
MONUMENTS 1872 & 1227

INSTRUMENTATION

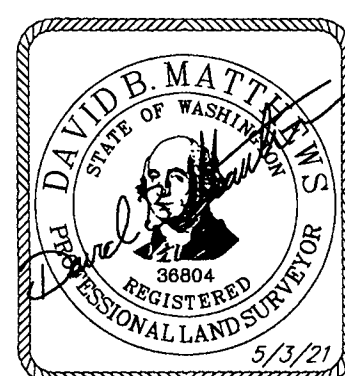
INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM
CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH
WAC 332-130-090.

ALL SURVEY EQUIPMENT HAS BEEN MAINTAINED IN
ACCORDANCE WITH MANUFACTURER'S GUIDELINES.

CONTROL DETAIL

(PER RECORD OF SURVEY, REC. NO. 8005139001)



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JOB NO. 18615

DATE: 5/3/21

SHEET 3 OF 4

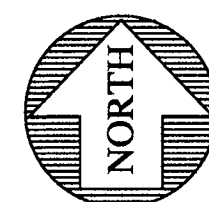
295/088
VOL/PG

SAPPHIRE ON TALBOT

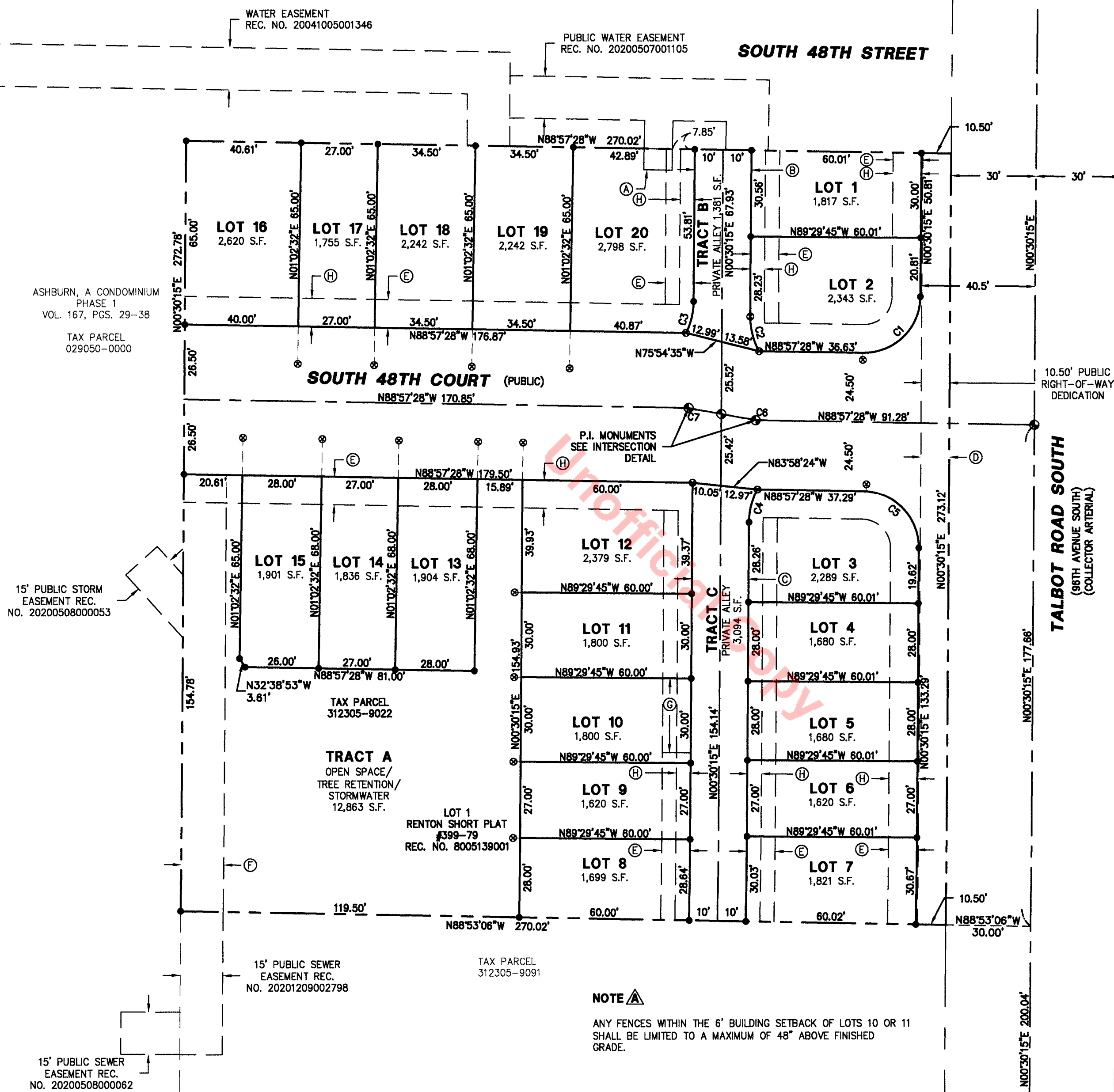
A PORTION OF NW 1/4 SE 1/4 SECTION 31, TOWNSHIP, 23 N., RANGE, 05 E., W.M.
CITY OF RENTON, KING COUNTY, WASHINGTON

COPPER RIDGE APARTMENTS

TAX PARCEL
312305-9153



SCALE 1" = 30'



LEGEND

- ⊙ MONUMENT IN CASE TO BE SET
- REBAR & CAP, LS #36804 TO BE SET
- ⊗ TACK IN LEAD TO BE SET

EASEMENT LEGEND

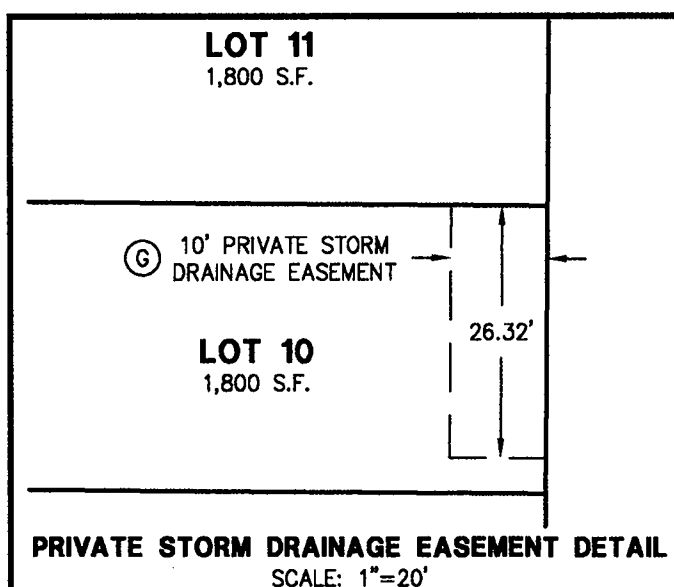
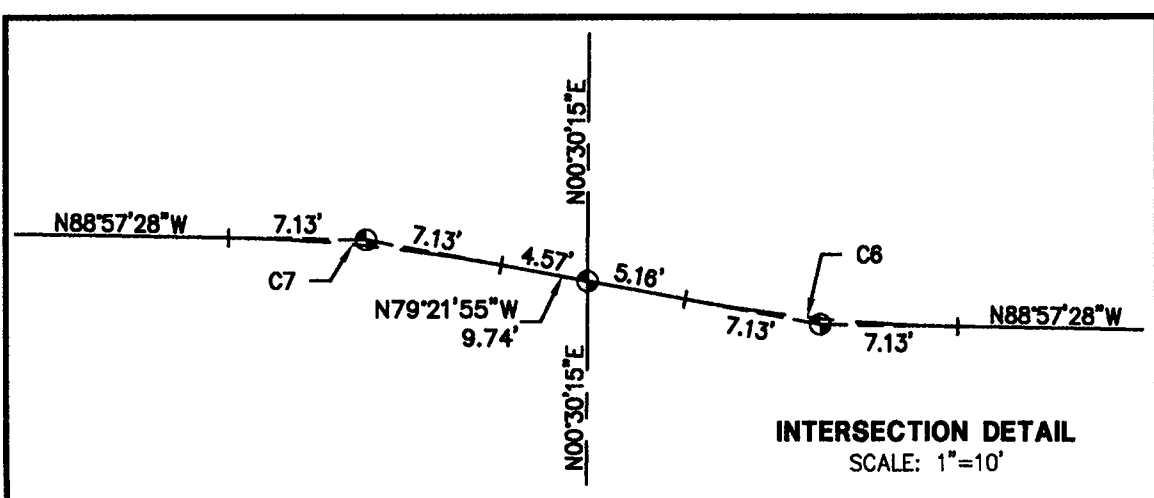
- (A) 7.5' X 10' PUBLIC WATER EASEMENT - SEE EASEMENT PROVISIONS NOTE NO. 2
- (B) PUBLIC WATER & SEWER EASEMENT AND PRIVATE ACCESS AND UTILITY EASEMENT OVER TRACT B - SEE EASEMENT PROVISIONS NOTE NO. 4
- (C) PUBLIC WATER & SEWER EASEMENT AND PRIVATE ACCESS AND UTILITY EASEMENT OVER TRACT C - SEE EASEMENT PROVISIONS NOTE NO. 4
- (D) POWER EASEMENT, REC. NO. 7609240628
- (E) 10-FOOT PUBLIC UTILITY EASEMENT - SEE EASEMENT PROVISIONS NOTES NOS. 1 & 2
- (F) 15-FOOT PUBLIC SEWER EASEMENT - SEE EASEMENT PROVISIONS NOTE NO. 2
- (G) 10-FOOT PRIVATE STORM DRAINAGE EASEMENT - SEE EASEMENT PROVISIONS NOTE NO. 3
- (H) 10-FOOT AND 5-FOOT PUGET SOUND ENERGY EASEMENT, REC. NO. 2019115000203

NOTE

ANY FENCES WITHIN THE 6' BUILDING SETBACK OF LOTS 10 OR 11 SHALL BE LIMITED TO A MAXIMUM OF 48" ABOVE FINISHED GRADE.

PROPERTY CORNER NOTE

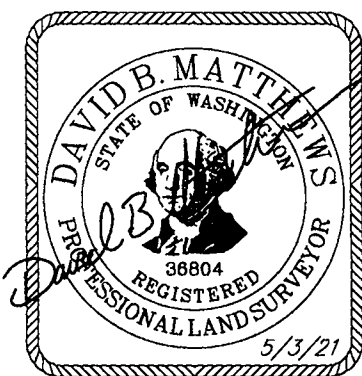
PROPERTY CORNERS THAT FALL ON THE EDGE OF A CONCRETE SIDEWALK HAVE BEEN SET AT AN OFFSET TO THE CORNER WITH A TACK IN LEAD IN EITHER THE TOP OF CURB OR IN THE SIDEWALK AS DEPICTED HEREON.



ADDRESSES

- LOT 1: 4820 TALBOT RD S
- LOT 2: 4824 TALBOT RD S
- LOT 3: 4850 TALBOT RD S
- LOT 4: 4854 TALBOT RD S
- LOT 5: 4870 TALBOT RD S
- LOT 6: 4874 TALBOT RD S
- LOT 7: 4878 TALBOT RD S
- LOT 8: 349 S 48TH CT
- LOT 9: 344 S 48TH CT
- LOT 10: 341 S 48TH CT
- LOT 11: 335 S 48TH CT
- LOT 12: 331 S 48TH CT
- LOT 13: 319 S 48TH CT
- LOT 14: 315 S 48TH CT
- LOT 15: 311 S 48TH CT
- LOT 16: 300 S 48TH CT
- LOT 17: 304 S 48TH CT
- LOT 18: 308 S 48TH CT
- LOT 19: 320 S 48TH CT
- LOT 20: 324 S 48TH CT

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	90°32'17"	20.00'	31.60'
C2	29°17'54"	25.00'	12.78'
C3	26°32'06"	25.00'	11.58'
C4	27°55'37"	25.00'	12.19'
C5	89°27'43"	20.00'	31.23'
C6	9°35'33"	85.00'	14.23'
C7	9°35'33"	85.00'	14.23'



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SHEET 4 OF 4